

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. 227

To amend the Official Plan (Revised 1987), as amended,
and to incorporate Amendment No. 4 to the Box Grove Secondary Plan (PD18-1)
for the Box Grove Planning District (Planning District No.18).

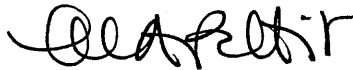
(2391004 Ontario Ltd)

June, 2015

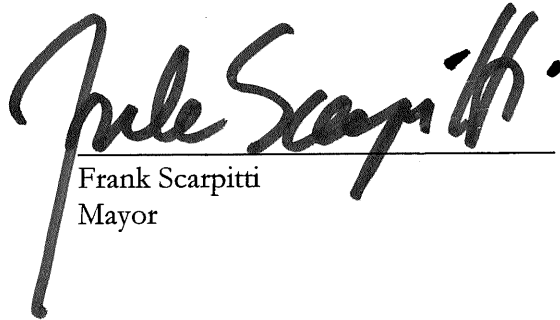
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To amend the Official Plan (Revised 1987), as amended, and to incorporate Amendment No. 4 to the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No.18).

This Official Plan Amendment was adopted by the Corporation of the Town of Markham, By-law No. 2015-89 in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 15th and 16th day of June , 2015.



Martha Pettit
Deputy Clerk



Frank Scarpitti
Mayor



By-law 2015-89

Being a by-law to adopt Amendment No. 227 to the
City of Markham Official Plan (Revised 1987), as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.,
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 227 to the City of Markham Official Plan (Revised 1987), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

Read a first, second, and third time and passed on June 15 and 16, 2015.

Martha Pettit
Deputy Clerk

Frank Scarpitti
Mayor

CONTENTS

PART I - INTRODUCTION

1.	GENERAL.....	6
2.	LOCATION.....	6
3.	PURPOSE.....	6
4.	BASIS	6

PART II - THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	9
2.	IMPLEMENTATION AND INTERPRETATION.....	9

PART III - THE SECONDARY PLAN AMENDMENT

1.	THE SECONDARY PLAN AMENDMENT.....	11
2.	IMPLEMENTATION AND INTERPRETATION.....	11
3.	SCHEDULE "A"	

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 227)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT constitutes Official Plan Amendment No. 227 to the Official Plan (Revised 1987), as amended, and is required to enact Amendment No. 4 to the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No.18). Part II is an operative part of this Official Plan Amendment.
- 1.3** PART III - THE SECONDARY PLAN AMENDMENT, including Schedule "A", attached thereto, constitutes Amendment No. 4 to the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No. 18). This Secondary Plan Amendment may be identified by the symbol PD 18-1-4. Part III is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Official Plan (Revised 1987), as amended, and to the Box Grove Secondary Plan (PD 18-1) applies to a 1.28 hectare (3.16 acre) site, municipally known as 6845-6853, 6869 and 6889 14th Avenue (the 'subject lands'). The subject lands are located on the south side of 14th Avenue, west of the Box Grove By-Pass and east of 9th Line, within the Box Grove community.

3.0 PURPOSE

The purpose of this Amendment is to allow a total net site density of 39 units per hectare (15.8 units per acre) across the subject lands, to facilitate a development consisting of three (3) single detached dwellings and thirty-six (36) townhouse dwellings. Twenty-eight (28) of the townhouse dwellings will be block townhouse dwellings with direct frontage on a private road.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The proposed development requires an increase to the permitted net site density in the Box Grove Secondary Plan, as the proposed densities in the 'Urban Residential – Low Density Housing I' and 'Urban Residential – Low Density Housing II' designations, exceed what is permitted by 3.8 and 0.9 units, respectively. The proposed density in the 'Community Amenity Area – Village Centre' designation is 7.7 units less than the maximum density for the designation. When applied on a total

site basis, the proposed 39 unit development generates a density that is less than the permitted density for all three secondary plan designations across the site, which totals 44 units per hectare. The Secondary Plan Amendment therefore applies the net site density permissions of the Secondary Plan across the entire subject lands to allow a total net site density of 39 units per hectare, which is considered appropriate and good planning. Further, the proposed net site density is comparable to the permitted density of 37 units per hectare on adjacent residential lands which are designated 'Urban Residential – Low Density Housing I' and 'Urban Residential – Low Density Housing II'.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 227)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1** Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 227 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2** Section 1.1.3 (c) of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 227 to the list of amendments listed in the second sentence of the bullet item dealing with the Box Grove Secondary Plan (PD 18-1), for the Box Grove Planning District, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.3** Section 9.2.26 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the number 227 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes prior to the words “to this Plan”.
- 1.4** No additional changes to the text or schedules of the Official Plan (Revised 1987), as amended, are being made by this Amendment. This Amendment is also being made to incorporate changes to the text of the Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No.18). These changes are outlined in Part III which comprises Amendment No. 4 to the Box Grove Secondary Plan (PD 18-1).

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law, in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

PART III - THE SECONDARY PLAN AMENDMENT (PD 18-1-4)
(This is an operative part of Official Plan Amendment No. 227)

PART III - THE SECONDARY PLAN AMENDMENT (PD 18-1-4)

1.0 THE SECONDARY PLAN AMENDMENT

(Amendment No. 4 to the Box Grove Secondary Plan PD 18-1)

The Box Grove Secondary Plan (PD 18-1) for the Box Grove Planning District (Planning District No. 18) is hereby amended as follows:

- 1.1** Section 5.2.2 is hereby amended by the addition of subsection k), and the addition of Figure 18-1-4 (attached hereto as Schedule "A") to be appropriately placed on the first page following section 5.2.2 k):

"k) Notwithstanding the provisions of Section 5.2.2, a maximum of 39 dwelling units may be developed on the lands shown in Figure 18-1-4."

- 1.2** Section 5.2.3 is hereby amended by the addition of subsection f) as follows:

"f) Notwithstanding the provisions of Section 5.2.3, a maximum of 39 dwelling units may be developed on the lands shown in Figure 18-1-4."

- 1.3** Section 5.2.4 is hereby amended by the addition of subsection g) as follows:

"g) Notwithstanding the provisions of Section 5.2.4, a maximum of 39 dwelling units may be developed on the lands shown in Figure 18-1-4."

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law, in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 1987), as amended, is exempt from the approval by the Region of York. Following adoption, notice of Council's decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 7.13(c) of Part II of the Official Plan (Revised 1987), as amended, shall not apply.

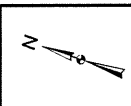
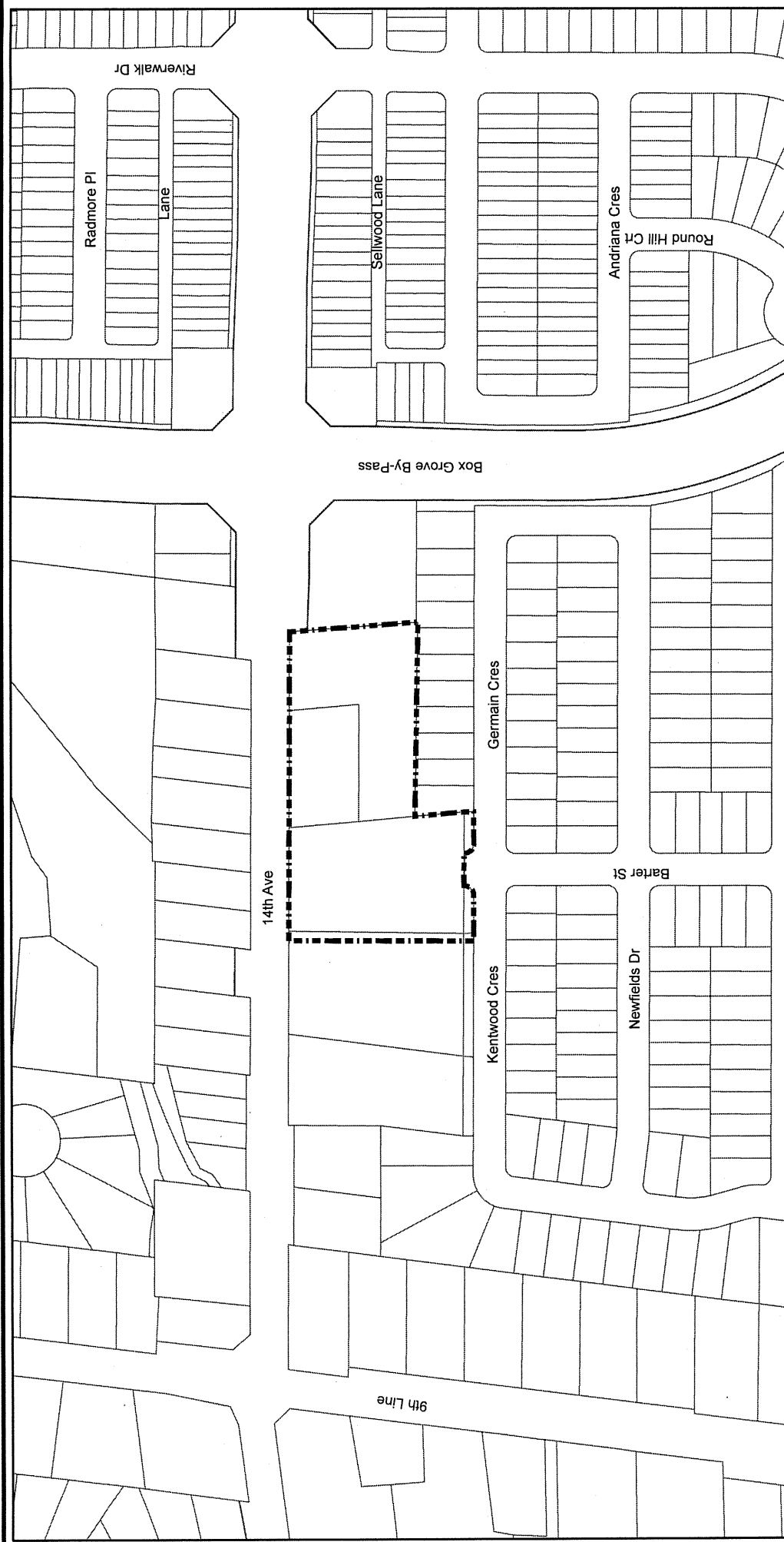


FIGURE No. 18-1-4
to the Box Grove Secondary Plan (PD -18-1)

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

--- Boundary of area subject to the policies in Sections 5.2.2 k), 5.2.3 f) and 5.2.4 g)

Land use designations : Urban Residential - Low Density Housing I,
 Urban Residential - Low Density Housing II and Community Amenity Area - Village Centre